App F IX-4

Previous References

194
(Municipal)

File No. 15-4-44
Serial Nos 5

Later References

GENERAL AND REVENUE SECRETARIAT

Serial Nos

Part B for Nov. 1945

SUBJECT

Work to be done by the Bangalore city Improvement Trust Board.

To The Chairman C.I.T. Board
" Director of Public Health
" Chief Engineer
" Municipal Comm. B'lore city
" Controller,
" Dy. Comm. B'lore
Rs 4090-7- dt 24-11-45

Prescribes Rs ——— and transfers the Bangalore city Drainage works to us.

5350/

From the Engineer Officer, C/o Trust Board

No 185, dated 8-2-45

Returns the papers relating to the several proposals for the formation of extensions, after relaying cores of the Law Secretary's instructions dated 24-1-45, on the subject

Law Secretary Remarks on the P W D

These are noted for in accordance with the discussion before the Dewan. Formal proposals should be submitted and orders obtained.

Noted 6 m
9/2/45

Submitted with a draft letter to the Engineer Officer, accordingly

for personal response

16/2

Law Secy
Ups/45
Ans
14-2-45

Dewan Secy

To the Engineer Officer
L8350 D 22-2-45
Returns accordingly

B.

Immediate

MINISTER FOR LOCAL SELF-GOVERNMENT
AND PUBLIC HEALTH

Bangalore, 28 — 8 — 1945.

The Engineering Officer
City Improvement
Trust Board,
Bangalore

1) May be asked to bring up the improvement schemes he has prepared & see me tomorrow between 3 & 4 P.M. If he has not included in the scheme the improvement of Palace Gutter hall, Dobbspet & other places adjoining the palace, he has to include them & give priority to their being executed.
The Addl Secy may also be present at the time

28/8/45

2) Addl Secy

28/8/45

3) Instructions issued to Engineer Officer
to Engineering Dept
29/8/

TOPAL SEC (T&P)
Dt 28/8
4-45 P M

OFFICE OF THE MINISTER
FOR EDUCATION C P
Date 28 8 45
No M 8

Received 5.30 P.M

GEN & REV SECRETARIAT
1331
30 AUG 1945
L.S. BRANCH

Sd/-

A phone Message has been sent to Mr J Ramaswami accordingly, at 5.50 p.m. today.

A draft letter is also put up

29/8

To. The Engineer Officer, C.I.T. Nagar

L 1421 D 28-8-45.

Issues instructions accordingly.

Resd/-

29/8 Addl Secy 29/8/45

For Additional Secy's orders pl see overleaf.

Sd/-

A report from the Engineer Officer will be awaited.

31/8

Sec B)

15 D 0/1

Serial No

From the Engineer Officer C.I.T. Board B'lore No. 191, dated 5-4-45:

Forwards a detailed note in regard to the re-planning of the old city of Bangalore, and planning extensions, and adds that the several schemes proposed to be undertaken by the Trust Board are estimated to cost about 4 crores 4 lakhs.

4) The Engineer Officer, City Improvement Trust Board, Bangalore, has forwarded a detailed note, showing the several schemes proposed to be undertaken by the Trust Board, at an estimated cost of Rs 4,04 lakhs, as detailed below:-

		Rs
1	Sanitary Improvements — Construction of storm water Drains.	25 lakhs
2	Improvement of Conservancy lanes —	10 lakhs
3	Remodelling the old city —	35 lakhs
4	Provision of Slum Clearance —	18 "
5	Traffic Roads —	10 "
6	Propaganda —	10 "
7	Extensions —	296 "
	Total	4,04 lakhs

5) The last item above, refers to the formation of sites in the two extensions — i.e. the Industrial Suburb Scheme to the west of Bangalore and the expansion scheme to the south of Bangalore.

NOTE—Contn Sheet

Serial No

The Industrial Suburb Scheme provides for 20,000/ sites solely for the Labour class, and the Scheme on the South provides for 21,570 sites

(3) In addition to the above two, a separate scheme for constructing 20,000 units at a cost of Rs 2.5 crores is reported to be ready.

(4) The remodelling of the old city "so as to transform the unsightly old city to a beautiful modern Town", is estimated to cost 35 lakhs.

(5) It is proposed to earmark the low-lying lands in Kalasipalyam, Sampige valley and Akkur Tank bed, for playgrounds and parks.

(6) He has also suggested modification of the sanctioned Industrial Suburb scheme in two respects. This aspect of the question has to be examined in consultation with the Government Architect

(7) It is not clear why no mention is made about the other extension schemes, such as Kumara park extension, Dobspet and Gottahalli extensions etc which have been ordered to be included in the Comprehensive scheme.

(8) The Engineer Officer has suggested that the improvement-Schemes, 1 to 6 in the

Serial No

Rs
Rest, costing 108 lakhs may be financed from out of the net profits realised on account of the Sale of Sites.

12) These questions have to be considered by the Trust Board after its formation.

13) (Correspondence) Re 8/9 Engineer officer's Report. 8/9 for perusal.

14) The file will be worked up & Submitted Early. Ref: Dewan's instructions. Minister for Ed^n & PH 8/9/45

Dewan

15) The Dewan wanted Improvement schemes for Palace Entrance, Hobson etc to be included in the Comprehensive scheme of Improvements and according a memo of instructions was issued to the Engineer officer but I do not see any reference to this in the report. The Engineer officer may be asked to include the above items and re-submit the scheme. The matter may be treated as urgent. 14/9/45

17 9 45 12/9/45 16/9/45

CHIEF SECRETARY'S OFFICE Date 14-9-45 No 1742

DEWAN'S OFFICE 14 SEP 1945 NO 1689

CHIEF SECRETARY'S OFFICE Date 17-9-45 No 1803 NOTE—Contn Sheet

File No | of 194 | General and Revenue Secretariat

Serial No

17) Subs with a draft.

Assessment Fee

17.9.45

TO The Income officer C.S.T Branch

D.O. C 2211 dt 14-9-45

calls for the above information

TYP
18 SEP 1945
GEN & REV SEC

Sub A

To letter no d 2513 d 27-9-45 to the Engineer Officer, C & T Board stating that a meeting of the Officers would be held in the Ministers chamber on or about 4-10-45 and calling for detailed plans and Estimates of the Several Schemes

1) It is for orders if the file may be sent to the Ministers office, for intimating the date of the proposed Meeting 2) put it up on 30 9. 45.

28/9

28/9/45

Bangalore City Improvement Trust Board—

General and Revenue Secretariat | File No. | of 194 . | [App. F. III–2

Serial No	
	This office letter no L 2796-9 dated 2-10-45 addressed to the Honorable Revenue Minister stating that it has been proposed to hold a meeting in the chamber of the Minister for Education & Public Health on 4-10-45 at 3 30 p.M. and requesting to consider the Schemes to be undertaken by the Trust Board and requesting them to attend the meeting.
1	The Chief Engineer
2	" Chairman, C.I.T. Board
3	" Director of Public Health
4	" Law Secretary to Govt
5	" Government Architect
6	" Engineer Officer C.I.T. Board
	19) Submitted with a draft G.O. in the light of the discussion of the question at the Meeting referred to above
	20) A revised draft G.O is submitted for appl.
	21) The draft G.O is put up in accordance with decisions reached at the meeting held on 5.X.1945 at "Carlton House". It may kindly be approved.
	22) 1) Definite items of work are allotted to the Trust Board, the Schemes are taken up after observing the

ADDITIONAL SECRETARY No 2313 Date 30/10 GOVERNMENT OF MYSORE

NOTE—Contn Sheet

1530/15 Works to be entrusted to the
c/- Superintending Engineer, Bangalore.

File No. of 194 . General and Revenue Secretariat.

Serial No.

usual formalities

3) 2) To facilitate progress of Drainage Works, & other Works the Tender System is substituted by the System of calling for quotations & obtaining deposits.

24) 3) Administrative Control over Drainage Division will now vest with the Chairman Trust Board instead of the Director of Public Health.

This may be dealt with separately I see

Chairman Trust Board

Minister for Ed.n & PH) DSW 30/X/45

25) FH 31/10/45

& Dewan.

DEPUTY SECRETARY TO GOVT. FOR EDUCATION & P.H. Date 31.10.45 No 2543

DEWAN'S OFFICE 6 NOV 1945 NO 2543

26) I have revised the draft on the lines discussed yesterday with the Minister & see why it may be issued. The points remaining to be settled should be pursued independently

27) FH 20/11/45 MM 20/11/45 DSW 21/XI/45

OFFICE OF THE DEPUTY SECRETARY TO GOVT. FOR EDUCATION & P.H. Date 20 11 45 No 2969

XXX

Serial No	
	28 1) Issue. Sd/-
	29) Y resubmit papers re the joint
	for 21 11 45
	To The Chairman, Bangalore City S.T. Board
	" Director of Public Health
	" Chief Engr for Irrigation
	" Chief Engr for R & B
	" Government Architect
	" Municipal Commr
	" Comptroller
	" D.C. Bangalore
	L 4090-7/M 154-44-5 dated 24-11-1944
	Directs Y his the Kamaraajaya and Kumara park (west) and the Schemes for improvement of the palace Cutchalli, Dobby and other places adjoining the palace be taken up by the Trust Board & the City Drainage Division be transferred from the Comptroller of the Director of Public Health to the City Improvement Trust Board.
	30) Resubmitted with a draft letter Refer para 23 of the notes subm.
	1) Issue
27/11	2) resubmit approving
	27/11/44
	To. The Chairman C I T Board
	Calls for the opinion of the Bangalore

NOTE—Contn Sheet

12

1530/d

File No. of 194 . | General and Revenue Secretariat

Serial No.

T & T Board on the proposal to suspend the system of calling for tenders for expediting proceeds of several works undertaken by the Board

31) Resubmitted

32) What are the steps, if any, on which action by you is to be taken in this case? Please list them from 3 of 11 letters.

33) Action regarding the formation of a separate fund for transactions of the Trust Board has been taken separately, as also regarding the suspension of tender system.

34) The opinion of the T & T Board on the several suggestions made by the Engineer Officer in his letter dated 5-9-45, in connection with the schemes of improvement and Expansion of the city of Bangalore will be called for, if approved.

Refer para 26 supra

pl keep up

Explained. 1/12/45

1/12

3/12

1/12

Yes X

C F No 45]

GOVERNMENT OF MYSORE

Tele gram / phone

OFFICE OF

The Engineer Officer, City Improvement Trust Board, Bangalore.

No 185
Encls

Date 7th February 1945.

To

The Secretary to Government,
Law Department, Bangalore.

Sir

I have the honour to return the orders of the Law Secretary passed on the several proposals of the Extensions noted below after retaining copies for my guidance.

I have the honour to be,
Sir,
Your most obedient Servant,

Engineer Officer,
C.I.Trust Board.

1. Sampangi Extension.
2. Kumara Park(West)&(East)
3. Sunkal Farm Extension
4. Timber Yard
5. Kalasipalya Extension.
6. "Ananda" Extension lying between Lalbagh road and Monkeythope road and North east of lal-bagh
7. New Road from Sydney circle to the Vaccine Institute
8. Kanakanapalyam Extension.

P.T.O.

9. Wilson Garden Extension
10. Remodelling the old city.
11. Vaccine Institute Extension.

may be mapped

SAMPANGI EXTENSION.

No papers concerning this Extension are available.

The whole area of about 70 acres is unfit for sites as it is too low to be sewered.

Y. Ramasam
Engineer Officer,
C.I.Trust Board.

KUMARA PARK (WEST)

The scheme is submitted to Government for Technical sanction. The layout is approved by Dr. Koenigsberger. His suggestion to take a highway through the Extension with 200 ft. width of land for it, is not conducive to serenity and peacefulness of the residential area of fashionable character. Permission to form roads and fill up hollows at a cost of Rs. 50,000/- is solicited.

KUMARA PARK (EAST)

Proposals to create 5 additional sites may please be approved.

Y Ramaiah
23.1.45

Maybe
typed
24.4.45

SUNNAKAL FARM EXTENSION.

Area 57 acres costing	...	Rs. 1,26,164/-
Estimate ...	...	2,40,000/-

Actually, 16 acres in two isolated bits of 9 and 7 acres are suitable for sites.

V Ramswamy
Engineer Officer,
C.I.Trust Board.
24.4.45

This may be placed before the Trust Board
24.1.45

TIMBER YARD.

The Government Architect wants to retain the timber Yards by regrouping them, while the Municipal Council wishes to form an Extension and to shift the yard to Magadi Road.

The Old city which is most congested is in dire need of a Park. The present timber yard, being low and unsuitable for residence is best fitted for a Park. I propose that the entire area bounded by Arlepet, Mysore Road, Kemmannagundi Road and Bali Mutt road may be laid out into a People's Park. The timber yard may be located outside the Municipal limits on the Mysore Road and the labour colony to the neighbourhood of the Minerva Mills. For orders

Y. Ramaswamy
23-1-45

KALASIPALYA EXTENSION.

Municipality may proceed with it 24-7-45

Area of acquisition 30 acres costing Rs. 1,08,000/-

Estimate 2,00,000/-

Actually, 16 acres are too low to be sewered.

Y Ramaswamy
Engineer Officer,
C.I.Trust Board.
24.7.45

This may be dropped as per 1/25

"ANANDA" EXTENSION, LYING BETWEEN LALBAGH ROAD AND MONKEYTHOPE ROAD AND NORTH EAST OF LALBAGH GATE.

Area of acquisition 24 acres 33 guntas costing Rs. 59,079/-

Estimate ... 1,60,000/-

Actually, 7 acres can be sewered. This small area coupled with 7 acres of Sunnakal Farm Extension can be retained or the whole extension being so close to Lalbagh gate may preferably be dropped altogether.

Ramaswamy
Engineer Officer,
C.I.Trust Board.
24/1.25

A NEW ROAD FROM SYDNEY CIRCLE TO THE VACCINE INSTITUTE.

The Scheme for laying a new road from Sydney Circle to the Vaccine Institute and providing 20 sites on either side of the road was sanctioned by Government in 1940. Acquisition of properties at a cost of Rs. 25,800 was also sanctioned by Government in 1941. Final Notification was also issued in the same year. The Municipality took no further action.

Surveys now made show that 750 ft. out of 1,650 ft of road will run in bank varying in depth from 8 to 10 feet. No doubt a New road can be laid but the grounds on either side of the bank are not suitable for forming as building sites. The cost of the road amounts to Rs. 82,000/- The scheme will not be self supporting as originally anticipated, since building sites will not be available.

Y. Ramadoss
Engineer Officer,
City Improvement Trust Board.

MR/23-1.

23/6/5

It may be dropped as on 24.7.49

KANAKANAPALYA EXTENSION.

Area of acquisition 104 acres costing Rs. 1,29,352/-

Estimate 2,55,250/-

Actually, the whole extension has to be dropped, as it cannot be sewered.

Ramnam

Engineer Officer,
C.I.Trust Board

24.7.49

this may be
referred to the Trust
Board
24-1-45

WILSON GARDEN EXTENSION.

The sites 96 in number, lie in too low a ground to be healthy for residential purposes It seems better to layout the two open areas measuring 14¾ acres and use the low-laying lands as Park or playground instead. They are both of equal extent viz., 15 acres. This may kindly be approved.

Y Ramaiah
23/1/45

REMODELLING THE OLD CITY.

Bangalore, the beautiful, has its old city to be remodelled for the comfort and benefit of more than half the population that lives in it.

The old city is no doubt the most congested. Large scale demolition of houses will not be desirable. Economical solution consists in

(1) Opening up streets and lanes so that no house is without a street in front and a lane in the rear;

(2) Metalling and tarring all streets and lanes

(3) Installing flush latrines and doing all house connections departmentally, recovering their cost or levying annual tax in consultation with the Municipal Commissioner.

(4) Providing adequate number of combined baths and lavatories

(5) Providing "Goshalas" and stables to prevent man and animal living together,

(6) providing play-ground for children;

(7) acquiring dilapidated houses and open lands for purposes mentioned in (4), (5) and (6)

(8) converting inefficient and earthen storm-water drains into pukka masonry drains, covered with slabs.

(9) Lastly, insisting on people depositing rubbish in their own premises and delivering it to Municipal carts at appointed hours, as in Bombay.

P.T.O.

Bearing these facts in mind, an area which is most congested is taken up for remodelling. Every house is visited and data of latrines, house connections, cattle and horses are collected; streets and lanes are opened up as economically as possible. Cleanliness rather than beautification of the area has been the end and aim. All streets and lanes are proposed to be tarred so that they may periodically be washed with water. The absence of sewage running in every gutter and prevention of fouling sides of thoroughfares are expected to be secured through (3) and (4)

Detailed plans of the existing conditions of the city and of improvements suggested, are prepared. Estimates for all items of work and valuation statement of properties to be acquired also are worked out.

The area dealt with is surrounded by Sultanpet, Arcot Srinivasachari Street, Police Road and Sankardev Mutt. The total cost of all the improvements suggested is Rs.2,58,000/-

If approved, the Scheme will be submitted to Government for sanction.

Ramaiah
Engineer Officer,
C.I.Trust Board.
16/45

MR/16-1.

G R S III—3]

ROUTINE NOTES

[~~Must be used~~ only for notes, requisitions, etc , not intended for permanent record]

L 8385— 12/2/41—

To (15)

The Executive Officer
C.S.J. Board, Wire

Sir,

With ref to your ~~the Reference hereunto~~ les ~~letters received with your~~ letter no 185-d 8-2-45, relating to the proposals for the formation etc in Kuwait, of Extensions, I am directed this notes views on the suggestions made by to state that formal proposals many circles in letter for offers & should be ~~date~~ submitted and orders obtained on each case Responsibility for taking suitable acts in the matter Dar Lawrence

N B —should routine notes be written on small slips the notes must be copied or slips pasted on this form

WD 0873—GPR—2-000—20 11 45

We may provide only for two rows, one on either side of the railway line

VACCINE INSTITUTE EXTENSION.

Area 25 acres costing	...	Rs. 55,200/-
Estimate ...	...	1,53,200/-

Actually, the whole area can be sewered. We may add to this area the nine acres of Sunnakal Farm Extension

Y Ramaswamy
Engineer Officer,
C.I.Trust Board.
24/6/45

G R S III—3]

ROUTINE NOTES

[To be used only for notes, requisitions, etc , not intended for permanent record]

N B —should routine notes be written on small slips the notes must be copied or slips pasted on this form

WD 0873—GPB—2-000—20-11 45

Dear Sir,

I am desired to request You to meet the Minister for Edinburgh on 29-8-45 between 3 and 4 p.m with the draft Schemes ~~if~~ prepared by You ~~in respect of the Dunfermline Abbey Estate~~ I am to add that if the Schemes relating to the erection of palace, Guildhall, Dolsper and other places adjoining the palace have not been included in

I have Comprehensive Scheme
the same may be done now
and priority given to their being
executed

Yrs sincerely

Y. Ramadurai Esq B.A.C.E
Executive Officer
C.S.T. Board
Bellary

C F No 45]

MU 154.44.4 1530/L

GOVERNMENT OF MYSORE

Tele gram phone

(17)

OFFICE OF
The Engineer Officer, City Improvement Trust Board, Bangalore.

Date 5th September 1945

No 191
Encls 1 Report

To

The Additional Secretary
to the Government of Mysore,
Bangalore.

ADDITIONAL SECRETARY
No Sir ...
Date
GOVERNMENT OF MYSORE

I have the honour to state that it is an year since I was appointed to prepare Schemes of Improvement and Expansion of the City of Bangalore for consideration of the Trust Board on its formation. I have investigated the necessities of the City and proposed Schemes capable of satisfying all the practical requirements We have the two-fold problem of replanning the Old City and Planning Extensions. The one cannot be done without the other. In fact our first and foremost work is to provide accommodation for an immediate excess population of three lakhs people.

In meeting this demand, we have to guard against haphazard, piece-meal and short-sighted procedure. There is a scramble and a clamour to utilise all the existing open areas of the City for forming building sites. They are less than 600 acres in extent and are mostly low-lying lands. While they can hardly furnish 8 per cent of our requirements, their conversion into sites denies the city once for all a most essential requirement viz., parks and playgrounds. The activities of private persons as well as of the Municipality in this direction should be checked at once in the interests of the community at large. Details of the various problems

P.T.O.

and their solution are embodied in the accompanying report.

I have the honour to be,
Sir,
Your most obedient servant,

Y Ramamurthi
Engineer Officer,
C.I.Trust Board.
5-9-45

MR/5-9.

REPORT ON THE WORK DONE DURING THE LAST TWELVE MONTHS.

In the opportunity created by the City of Bangalore Improvement Act 1945 for making Bangalore a better City, we have to follow the precedent of other parts of the world, as the Indian Trusts - 10 or 12 in number—have imbibed too little of modern era to serve as examples. Continental European Cities seventy five years ago, and English and American Cities more recently, began the improvement, re-planning and reconstruction of their cities to meet the requirements of Modern life. Transportation and highway systems, industrial and commercial developments, public Health, better homes particularly for families of small means, parks and playing fields and play ground for children - such great subjects as these have been handled with skill and experience supported by law and public opinion.

It is to furnish advantages such as these that I have formulated schemes for consideration of the Trust Board. At the very outset, I wish to sound a note of warning. Existing standards in Bangalore are in dire need of amendment. The Cawnpore Trust Board proved incompetent to solve the problems of Housing, and

Traffic congestion and was early this year recommended by the Souter Committee to be replaced by a Development Board having a stronger personnel. Our own Trust Board has to bear this fact in mind. The Cities of India have not yet made many of those public improvements that are so essential to modern life, they lag behind more advanced countries by 50 years. Bangalore City is no exception. It still suffers in many ways from haphazard, piece-meal and short-sighted procedure. To bring it up to the modern standard suitable proposals are made in the following pages. Tinkering with the subject should be avoided. It is still fresh in our memory how the very formation of the Trust Board was opposed by the Press, and the Public, particularly by the Municipal body. In some quarters vague ideas and ideals of the Trust Board prevail, I have heard it said that its work must be merely explorative. In one of the Municipal City Improvement Committee meetings, I experienced insuperable opposition to provision of playgrounds for the old City. " Houses we want and not playgrounds", the Executive Officers said and the others members wholly supported them. A good deal of propaganda is necessary if obstacles to the execution of comprehensive City planning projects, as

now formulated, are to be overcome. Millions of dollars were spent in Chicago to stimulate interest and make clear the need of City planning. 85,000 dollars were spent on the printing of a Report on the plan of Chicago, Exhibitions were held, films were prepared, text books for schools and colleges were published and as many as four hundred lectures were arranged. Here in Bangalore, we may not be able to adopt such a costly course, but the same result can be achieved if the Trust Board acquaints itself with the moderen trend and acts with a firm determination in adhering to the Comptehensive Scheme outlined in these pages. In this connection, I wish to invite reference to my "Report on the allocation of Trust Board duties Vis-a-vis the activities of other agencies", in order to avoid delay and confusion in the execution of works. I hope that with the help and co-operation of the Municipality and guidance of the Government, the Trust Board will make the City of Bangalore a Model of health and comfort, so that every citizen, may every Mysorean can be justly proud of this City.

COMPREHENSIVE SCHEME.

I Sanitary Improvements

The public health matters should have our first attention Elimination of conditions adverse

to health is the most essential problem to be tackled and the Science of preventive medicine provides us with a programme applicable to the whole city. It is now universally recognised that the health of a City absolutely depends upon its Drainage and Sewerage. Not only could they absolutely prevent every epidemic, but in addition, they could annually save thousands upon thousands of other lives which now succumb to bad sanitation.

(1) ✓ Detailed plans and estimates are now prepared for a Drainage Scheme costing Rs. 25 lakhs. Considering that Drainage is as essential as sewerage to ward off sickness and epidemics, I suggest that this amount may be made available in the next five years.

Coming to sewerage, a Comprehensive Scheme costing Rs. 41.2 lakhs is under execution, 70 per cent of the sewers at a cost of Rs. 21 lakhs, is already constructed. Even so, sewage and sanitary sewage are mostly not taken into the sewers for want of house connections and flush-out lavatories. Recently, efforts are being made by the Municipality to enforce them. The process is, however, too slow and halting to prove a success. Further, the Municipality has overlooked the extent to which

the house connections and lavatories will be reduced by the abating of overcrowding in the city which follows its Remodelling Its activities unless checked are sure to lead to wastage of large sums of public money. The Trust Board is the competent authority to deal with this problem under Section 21 of the Act 1945, and the special Drainage Officer has to be entrusted with the work, as is done in Madras City.

The conservancy lanes both in the City and Extensions are a source of nuisance and danger to public health. Numerous outlets discharge the sewage into side drains and open, or trapdoor latrines foul the whole atmoshphere. And the surface of lanes are littered with refuse and mounds of earth. If these defects are remedied as suggested in the last para and the lanes are formed and turfed, they will serve as the medium for securing through current of air. The idea of doing away with conservancy lanes is a retrograde step, as can be seen in Gandhinagar where houses are being built back to back, while modern standard is that rear yard depth is to be not less than the height of building, nor in any case less than 20 ft It may be mentioned here that the first sanitary measure suggested in Bombay was

the opening out of a couple of routes right across the City not for traffic but for the free passage of fresh air. Conservancy lanes may rightly be looked upon as the windows and ventilators of the City.

II REMODELLING THE OLD CITY.

The Old City bristles with a two fold problem of congestion, viz., congestion of people in houses and of houses on land. They are a menance to public health. The City of Bangalore Improvement Act 1945 empowers the Board to abate overcrowding in buildings within any area, but unless the excess population is provided with better accommodation elsewhere, new slums are bound to spring up. Adequate re-housing should therefore precede the slum clearance. This matter is dealt with separately under III. Housing As for the congestion of houses on land, a good deal has to be done in clearing plague-ridden areas and opening new streets. Large scale demolition of houses will not be advisible. We have to adopt methods that will bring definite and satisfying results. The Old City is an endless multiplication of packed houses without benefit of even the slightest intervening slice of open area - whether park, playground, grass

plot, or mere breathing space. In order to guarantee sufficient light and ventilation in an economical manner, clearances are to be so carried out that there will be no house without a street in front and a lane or alley in the rear. Detailed plans and estimates for such clearances are prepared for a couple of selected areas and have met with un-official approval. The probable total cost of such operation in the whole Old City amounts to Rs. 35 to 40 lakhs.

(3)

The next step is to avoid overcrowding of people in houses Here we have to adopt standards that are found necessary for healthy living Every family of 4 to 5 members should have a minimum of 4 rooms, or 300 square feet of built area, if mortality among infants and adults has to be satisfactorily controlled. With this basis, systematic reduction of overcrowding has to be rigorously enforced under Section 22 of the Act 1945, but not before Extensions are created.

Residents of the Old City are subject to depressing effects of untidy and sordid surroundings. It is incombent on us to create maximum accommodation for the physical activities.

which counteract the defects due to their absence. It is to be observed that parks and playgrounds are not a luxury but a necessity. No comments are necessary on the part played by sports grounds towards the growth of healthy communities. Thus the most definite of communal requirements is parks and playing fields for which there is an increasing demand that will not be met by the provision of less than about two acres for every 600 people and a quarter of an acre for 600 people for the needs of young children'. Dilapidated houses and open spaces, however small, are to be acquired and converted into childrens' playgrounds. The bulk of the land on the fringe of the built up area ought by rights to be reserved as open spaces. Though its area is but 250 acres hardly sufficient for half the population living in crowded areas and badly wanting parks and playgrounds, the Municipality is, at the instance of its executive Officers, trying to use the area for building purposes. It should be ordered by Government to desist from its retrograde activities, if the Trust Board has successfully to carry out its comprehensive Scheme of improvements. The low-lying lands in Kalaspalya/Sampangy valley and the Agrahar tank bed are therefore to be earmarked for playing

D

fields and parks respectively.

Not only is the Old City but the Extensions also are in dire need of play grounds. Though the latter are not so badly off as the former in this respect, they are in-adequate in number and size. A list of open spaces in these Extensions is prepared, unauthorised and indiscriminate construction of houses is going apace in these acreas of 250 acres. It should be stopped at once and a better use of them made in the interests of the public at large

Lastly, the old city is subjected to incessant and heavy traffic as centres of business are situated in it Shops and dwellings are combined, so that there are traffic difficulties due to frequent transfer of goods from one part to another. The narrow bazaar streets are a source of danger and discomfort to the residents as well as to shop-goers. The removal of the centres of business from the residential areas to the outskirts of the old city, which will serve equally the City and Extensions, has been suggested as an effective remedy. A detailed scheme with plans and estimates is proposed, it is also a self-supporting scheme

The abatement of overcrowding, slum clearance and transfer of shops to the outskirts of the Old City should be followed by reconstruction of its houses. We may not follow the drastic method attributed to Nero

of the wholesale burning of houses of inferior construction and of subsidising their reconstruction. In Rome/ we should rather adopt the Chicago practice: It was one of propaganda and persuation. Beautiful coloured plans on art paper are to be prepared for every house, whose owner is a man of means, depicting the existing and proposed structures and are to be delivered to him free of cost. He should be persuaded to reconstruct his house according to the design furnished to him and to take pride in his contribution to the creation of beautiful buildings. This propanganda is likely to cost the Trust Board ten lakhs of rupees spread over as many years. No better method can be thought of to transform the unsightly Old City into a beautiful Modern Town of impressive masses of buildings in marked contrast with our Extensions occupying wide areas with cottage residences. On the continent the former alternative is the one most generally accepted, with the English and American people the second or the Garden City, remains the most popular. We will thus have to our satisfaction both types in Bangalore.

III. H O U S I N G.

Bangalore is now suffering from house-famine. Construction of houses during the last twenty years has not kept pace with the growth of the City. There are in Bangalore barely 25,000 houses serving a population of 4,25,000. We have now the most serious problem of

of providing accrmodation for an -----
immediate excess population of 3,00,000 people and a probable increase during the next ten years of 1,75,000 people. The City is, however, fortunate in possessing adjoining Municipal limits on the South and West large areas of agricultural lands that are best suited for expansion schemes. Two such schemes are now formulated in accordance with modern practice, which prescribes a density of 25 persons to the acre or 16,000 to a square mile. That this standard is by no means exorbitant can be seen from the fact that the average density in our Extensions is 17,000. Parenthetically, I wish to emphasise the need there is of checking further deterioration in our Extensions by prohibiting further construction of houses.

The one scheme is concerned with production and commerce and the other, the residential area, thus dividing the City into two specific sections. An Industrial suburb is recently sanctioned by Government. The main features of the scheme are the construction of a chord road and a chord Railway line between Nyanahalli and Yeshanwanthpur , and the layout of 146 factory sites in an area of 760 acres bounded by these two routes. The colonies for labourers of the factories are to be in the neighbourhood of Yeshawanthpur and Jalanahalli.

The sanctioned scheme requires modification in two respects. Water is essential in connection with some manufacturing operations. Factories are therefore to be located on low-lying land where water is available. Secondly, as the principal means of transport for major industries is by rail, the planning requires care in providing that sidings can be carried to the necessary points without undue waste in arranging curves. To effect this it is best to align the sites obliquely to the Railway route, so that the sidings may be run into them without too long a curve. The allocation of high and sloping grounds for factories as per sanctioned scheme, is bereft of these two essential requirements.

With a suitable modification in the alignment of the Railway chord not only are these secured, but also sites for labour colonies in the immediate neighbourhood of the factories. Proximity of the colonies to the factories and incidental saving of time and train fare are the additional advantages aimed at in the modification. Factories will thus lie on fairly low and level grounds and dwellings

on elevated lands. The latter are intended to accommodate the factory labour as well as other working class. This extension (a modification and expansion of the Industrial suburb) on the West of the City is formulated to provide 20,000 sites solely for the labour class and the management of factories. Plans and estimates are prepared for the scheme. This Extension is expected to bring a profit of Rs.48 lakhs.

The other Expansion Scheme is on the South. The area is exceedingly well suited. Provision is made for 21,570 sites together with traffic routes, parks, playgrounds, and public buildings on modern lines. Plans and estimates are prepared and kept ready for consideration of the Board. The Scheme is remunerative to the tune of Rs.50 lakhs.

It may be seen that the creation of 41,570 sites will cater hardly to 2,00,000 people. The two Extensions are however, capable of further expansion to the limit of our requirements.

The mere creation of sites will not suffice, 75 per cent of the population is poor, according to 1941 census. We will have to build houses for most of them and let them out, or sell them on business lines. A separate Scheme has been prepared for constructing 20,000 units at a cost of Rs.2.5 crores Public spirited men are forthcoming to form building

associations on co-operation basis and help construction of these houses. Or, we may float a building company of public shareholders, and count upon a fair rate of interest on the invested capital.

IV. TRAFFIC SEGREGATION.

The principal point to be borne in mind in the needed reconstruction of our Road system is that we must not overlook the traffic congestion in the City. We have to solve the serious problems related to rail-road crossings and main thoroughfares for traffic and pleasure drivings The city has so grown in size, population and industries that it requires provision of rapid transit service. My proposal includes a broad ring-route for trolley service encircling the Old City and linking together the important radial routes. It is so planned as to form part of the broad road designed to traverse the City from South to North. As for the traffic congestion within the City, it is proposed to remove the centres of business to the immediate outskirts of the old city, as already stated, and just within the ring-route. Detailed estimates and prepared plans are prepared for the scheme. The creation of the Industrial suburb already sanctioned by the Government is yet another factor for effective control of traffic.

V. FINANCE.

The success of the Trust Board depends mainly on its capacity to finance the Schemes formulated by it. As detailed in the foregoing paras, the several schemes proposed to be undertaken by the Trust Board are brought together as shown below and their total estimated cost comes to Rs. 404 lakhs

1. Sanitary improvements construction of storm water drains	Rs 25	lakhs
2. Improvement of conservancy lanes ...	10	"
3. Remodelling the old City ...	35	"
4. Provision of shop streets . .	18	"
5. Traffic routes . .	10	"
6. Progaganda	10	"
7. Extensions	296	
Total Rs.	404	

The last item in the above refers to the formation of sites in the two extensions. Though it involves an initial expenditure of Rs. 296 lakhs, when the sites are formed and disposed of they are anticipated to give a return of 394 lakhs for which full details have been worked out and kept in the office. Housing is big business and should be handled as a big business is handled. The two

extensions that are now proposed are governed by this fundamental principle. As the figures show, they bring in a nett profit of Rs. 98 lakhs even though sites will be offered at upset prices that will be well within the reach of the general public. From the above it is seen that the several improvement schemes numbering 1-6 in the list and costing Rs. 108 lakhs may easily be financed by the nett profits realised on account of the sale of sites.

Besides the above, there will be a normal flow of income derived by the Grant from Government and contributions from the Municipality from year to year as per provision made in Section 30 of the Bangalore City Improvement Act and these will also go to augment the resources of the Trust Board to a very considerable extent.

VI. FORMATION OF THE TRUST BOARD OFFICE.

I assumed charge as Engineer Officer on 28-7-44 and soon after took suitable steps in the matter of organising the office. My first act was to prepare a proposition statement indicating the establishment requirements of the office. This was submitted to Government in this office letter No. 28 dated 21-8-44, and I am awaiting orders of Government on it. However, the office is being

run with the following skeleton staff drawn from the Public Works and Accounts Departments.

1.	Assistant Engineer	...	1
2.	First Grade Superintendent of the Comptroller's Office ...	...	1
3.	Head-draughtsman	...	1
4.	Overseers	...	2
5.	Suboverseers	...	5

The Trust Board office commenced working with my posting and it was in November 1944 that the Assistant Engineer and Superintendent reported for duty and subsequently the other members arrived one by one. It is hoped that this office will get its full complement early with the sanction of the establishment proposed by me.

As regards equipments, War conditions made it difficult to procure the many things required for normal office working. Yet by prompt and persevering action, I have secured essential office furniture, survey and mathematical instruments, clock and time-pieces, library books, bicycle, locks, office stationery etc., A separate building is also engaged for the office.

A Draft Office Manual has been drawn up embodying the main Statuatory provisions of the Act 1945

and is ready for being placed before the Board.

Y. Ramaswamy 5.9.45.

Engineer Officer,
City Improvement Trust Board.

MR/4-9.

DOPL-2211 19/9/44

Immediate.

To The Engineer Officer
G.S.T Board B'lore

Dear Sir,

With reference to Your letter No. 19/1 dt 15-9-44, forwarding a detailed note in regard to the ~~Re-planning of the old City~~ Several schemes proposed to be taken up by the G.S.T Board, B'lore, I am directed to point out that in this Office letter No. D-O 1421, dt 28-8-44, You were specifically requested to include the improvement schemes for the palace-guttahalli, Dobspet etc in the Comprehensive Scheme of improvements. But Your ~~a memo~~ instructions was given in this regard to You in the verbal

The District Report does not make any reference to the above schemes.

I am therefore to request you to include the above items and resubmit the scheme ~~which is herewith returned.~~ existing.

The matter should be treated as urgent.

Yours faithfully,

for

17.3.65

The Executive Officer

(By Name)

No. L-2573 dt. 27/9/46

Immediate

Dear Sir,

I am desired to state that it is proposed to hold a meeting of the following officers in the Chamber of the Minister for Education and P.H. on the 4th October 1946 at 11 A.M. The meeting will be on or about the 27th inst.

In this connection I am therefore to request you to kindly forward immediately the plans and Estimates, together with a Comprehensive note on the subject, prepared by You

Lr

Relating to the Several Schemes of Improvement of the City of Bangalore

To. Yours Sincerely,

Sri Y Ramaswamy, B.A.C.E.

Engineer Officer C.I.T. Board

1) Chairman, B. City Trust Board ✓
2) Director of P. Health ✓
3) Additional Secretary to Govt ✓
4) Government Architect ✓
5) Engineer Officer, C.I.T. Board ✓ ✓

Yr

Dear

To (1) Govt Architect,
(2) C.E. for Irrig
(3) Law Secy to Govt
(4) Chairman C.I.T.B. Bangalore,
(5) Engineer Officer - Blore C.I.T.B
(6) Director of Public Health

Dorno 27949
2nd Oct 1945

Dear Sir,

It has been proposed to hold a meeting at 3.30 p.m on Thursday the 4th inst. in the Chambers of the Minister for Education & P.H. in the old public Offices, Bangalore to consider the schemes to be undertaken by the Bangalore City Improvement Trust Board; I am directed to request you to make it convenient to attend the meeting.

I have etc,

Additional Secy to Govt

Issue at once
Jol
4/10/45

G R S App F VI—G 2]

SUBJECT

Abk 42

Recpt

Diary No of letter replied to

Section ML

File No 154-44

Serial No 5.

General and Revenue Secretariat

( )

the *194* .

Proceedings of the Government of His Highness the Maharaja of Mysore

Date of issue 24 XI 1945

Signed by M Gopala Rao

Flag A)

May this be—

(i) printed ?

(ii) treated as a Standing Order ?

(iii) published in the Gazette English Part ?

(iv) translated ?

(v) placed at the disposal of the Press ?

(iv) published in the Gazette Kannada Part ?

Flag D)

Flag 'B'

Read— 1 G.O No P W 2808-11-5 dated 10-11-41, issuing orders regarding the lay-out of roads in Bangalore city, by the P W Dept and the Bangalore City Municipality

2) Letter No L, 4617/M1 10-44-36, d 10-11-44, from the Secretary to Govt, Law Department, to the Municipal Commissioner, Bangalore City regarding the selection of Schemes to be entrusted to P.W. Department, City Municipality and the City Improvement Trust Board, Bangalore

3 G.O No L. 637-6-M1 15-7-44-1 dated 25-7-44, sanctioning the appointment of an Engineer Officer

~~Order thereon. No~~

for the city Improvt Trust Board, B'lore

4) Letter no 185, d 8-2-45 from the Engineer officer, city Improvement Trust Board, furnishing a report on the several schemes of improvement entrusted to him for investigation (Flag X)

5) Letter no 191, dated 4-9-45 from the same officer furnishing a report on the comprehensive scheme (Flag 'C') of improvement and expansion of the city of Bangalore, prepared by him, estimated to cost Rs 467 lakhs

order no L.4090-7 D 24 XI 45

with a view to taking up the schemes of development and improvement relating to the city of Bangalore, ~~immediately~~ the city Improvement Trust Board was formed, and the Engineer officer was instructed to prepare the schemes relating to the marginally-noted areas. Meanwhile the Engineer officer

~~List of Enclosures~~

X.

1) Sunkal Farm
2) Kankanhalya
3) Ramakrishna Mutt Road
4) Timber Yard
5) The area between the Sampangi Tank Road and the Lalbagh Road

~~Copied by~~
~~Examined by~~

44

G R S App F G 3

GENERAL AND REVENUE SECRETARIAT

(*Continuation sheet draft form*)

was permitted to continue the execution of the works noted below till they were handed over to the Trust Board on its formation ——

1) Wilson Garden — Block 'G' including the construction of Model ~~Dwg~~ dwelling houses

2) Kumara park - Laying out the extension on the western portion

3) Drainage works in Bangalore city

2. The Engineer officer, city improvement Trust Board has now furnished a detailed report ~~about the~~ of work done by him for the last twelve months and has submitted comprehensive schemes of improvement and expansion of the city of Bangalore. ~~These~~ This scheme ~~several plans with~~ which is estimated to cost Rs 40 lakhs.

~~3 After reviewing the above report, Government consider it desirable that to have the Schemes prepared by the Engineer officer estimated should be examined by the city Improvement Trust Board in consultation with the Municipal Council~~

WD 0565—GPB—22 500—S 11 38

before to their being placed before the Trust Board & finally adopted by them. Government are accordingly pleased to sanction the formation of a Sub Committee with the following personnel:-

1) The Chief Engineer (Irrigation)
2) The Government Architect
3) The Engineer Officer, City Improvement Trust Board Bangalore.
4) The Chairman City I.T.B. Bangalore.

The Sub Committee will examine the schemes which could be taken up immediately by the Trust Board without affecting the prepared comprehensive Scheme. The Chairman City Improvement Trust Board is requested to instruct the Engineer Officer to take early action to convene the meeting of the Sub Committee.

3) Meanwhile Government are pleased to direct that the two extension Schemes, viz Kankanpalya and Kumaraswamy (West) and the Schemes

G R S App F G 3

GENERAL AND REVENUE SECRETARIAT

(*Continuation sheet draft form*)

The

-for improvement of the palace

-guthahally, Dobspet and the other

places adjoining the palace,

also

Should ~~form part of the scheme~~

be taken up by the Trust Board

comprehensive scheme and these

together with the one relating

These ~~Schemes~~ also the Scheme for

early attention should also be given to

the remodelling the old city of Bangal

in the neighbourhood of Sultanpet-

~~may not be taken up by the Trust Board~~

~~pending consideration of the adoption~~

~~in the first instance.~~

~~of the Comprehensive~~

~~Scheme~~

work

4 5 The ~~Scheme~~ relating to the

formation of an Industrial Suburb

to the west of Bangalore will

be attended by the Trust Board

in accordance with Govt. No. dt 10 6 38

HH 190 44-3, dated 26-4-45

5 6 under the existing arrange-

ment, the Bangalore City Drainage

Division, which is in charge of

the Engineer Officer, City Improve-

ment Trust Board, is under the

administrative control of the

Director of public Health

WD 0565—GPB—22 500—8 11 38

47

Government are pleased to direct that the city Drainage works be transferred to the Bangalore city Improvement Trust Board in future. The Director of public Health is requested to take further action accordingly in the matter.

The Drainage works should be carried out especially in a systematic manner and the execution of the works should be prescribed.

Having regard to the technical nature of the works to be executed by the Trust Board and the need for carrying them out expeditiously as practicable, Government are pleased to permit the Trust Board to suspend the system of calling for tenders for the several works, and to direct that in future estimates should be called for and actual deposits taken before getting the works executed.

G R S App F G 3

GENERAL AND REVENUE SECRETARIAT

(*Continuation sheet draft form*)

68

Orders in regard to the formation of a separate fund and the opening of an account for the transactions of the Trust Board will be issued separately.

30/4/45

Additional secretary to Govt

3 The Chief Engineer for Irrigation

" 1 Chairman, Bangalore City T. Board

" 2 Director of public Health in Mysore

" 5 Government Architect

" 4 Chief Engineer for Roads & Buildings

" 6 Municipal Comr Bangalore City C through the President

" 7 Comptroller to Govt

" 8 Deputy Comr Bangalore District

Govt P.W. Secrt & P.H. Secretary

PROCEEDINGS OF THE GOVERNMENT OF HIS HIGHNESS THE MAHARAJA OF MYSORE

Read:-

Government Order No. PWD-11-5 dated 10-11-1941, issuing orders regarding the layout of extensions in Bangalore City by the Public Works Department, and the Bangalore City Municipality.

2. Letter No.L.4017/1. '0-44-26 dated 13-11-1944 from the Secretary to Government, Law Department, to the Municipal Commissioner Bangalore City, regarding the selection of schemes to be entrusted to the Public Works Department, City Municipality and the City Improvement Trust Board, Bangalore.

3. Government Order No.L.251-6/1. 157-44-1 dated 23-7-1944, sanctioning the appointment of an Engineer Officer for the City Improvement Trust Board, Bangalore.

4. Letter No.185 dated 5-8-1945 from the Engineer Officer, City Improvement Trust Board, furnishing a report on the several schemes of improvement entrusted to him for investigation.

5. Letter No.191 dated 4-8-1945 from the same officer, furnishing a report on the comprehensive schemes of improvement and expansion of the City of Bangalore, prepared by him, estimated to cost Rs.404 lakhs.

Memo. No. L - 4090-7- M - 154-44-5

Dated, Bangalore, the 24th November 1945.

With a view to taking up the schemes of development and improvement relating to the City of Bangalore, the City Improvement Trust Board was formed, and the Engineer Officer was instructed to prepare the schemes relating to the marginally noted areas. Meanwhile, the Engineer Officer was permitted to continue the execution of the works noted below till they were handed over to the Trust Board on its formation.-

1. Sunkal Area	
2. Jankenpalya	
3. Basavanagudi Kutty Road	
4. Timber Yard	
5. The area between the Sampangi Tank Road and the Malleshwaram Road	

i. Lalbagh Garden - Block 'C' including the construction of model dwelling houses

ii. Cubbon Park - Laying out the extension on the western portion

iii. Drainage works in Bangalore City.

2. The Engineer Officer, City Improvement Trust Board has now furnished a detailed report of work done by him for the last twelve months and has submitted a comprehensive scheme of improvement and expansion of the City of Bangalore. This scheme which is estimated to cost Rs.404 lakhs, may be examined in due course by the City Improvement Trust Board in consultation with the Municipal Council.

3. Meanwhile, Government are pleased to direct that the two extension schemes, viz., Jankenpalya and Kumara Park (East) and the schemes for the improvement of the Race Cutchally, Obapet and the other places adjoining the Palace, should be taken up by the Trust

oard. arly attention should also be given to the remodelling of ne Old City of Bangalore in the neighbourhood of ultanpet.

4. The work relating to the formation of an Industrial Suburb o the west of angalore will be attended to by the Trust Board in ccordance with G.O. o.. 0650-64/ 1. 190-44-3, dated 26th pril 945.

5. Under the existing arrangement, the Bangalore City Drainage ivision, which is in charge of the ngineer officer, City Improvement rust oard, is under the administrative control of the Director of ublic ealth. Government are pleased to direct that the City Drainage orks be transferred to the Bangalore City Improvement Trust Board, in uture. he Director of ublic ealth is requested to take further ction accordingly in the matter. The rainage orks should be carried ut expeditiously in a systematic manner.

6. Orders in regard to the formation of a separate Fund and the pening of an account for the transactions of the rust Board will be issued separately.

for ecretary to Government
evenue Department.

To

The Chairman, Bangalore City Improvement Trust Board
" Director of ublic ealth in ysore
" Chief ngineer for rrigation in ysore
" Chief ngineer for oads & uildings in ysore
" Government rchitect
" unicipal Commissioner, Bangalore City (through the resident)
" Comptroller to Government
" Deputy Commissioner, Bangalore District

ak.12